

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re:	Case No.:	22-15550
	Chapter:	13
Donald and Marie McCole	Judge:	Michael B. Kaplan

NOTICE OF PROPOSED PRIVATE SALE

 Marie McCole _____, the Debtor _____, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street
 Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable _____ Michael B. Kaplan _____ on _____ at 9:00AM a.m. at the United States Bankruptcy Court, courtroom no. _____ 8 _____, 402 East State Street, Trenton, NJ _____. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 163K Cross Slope Court
 Manalapan, NJ 07726

Proposed Purchaser: Diana Voshchinsky

Sale price: \$220,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Blake Laurence, Esq. /Gregg Schweikert-Weichert Realtors

Amount to be paid: \$1,550.00/ \$9,900.00

Services rendered: Mr. Laurence has represented the Debtor through attorney review, prepared the necessary closing documents on behalf of the Debtor and will represent her at closing. Mr. Schweikert listed the house on the MLS, showed the house to potential buyers, etc.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Gillman Capone, LLC
Address: 60 Highway 71, Unit 2 Spring Lake Heights, NJ 07762
Telephone No.: 732-528-1166

In re:
Donald McCole
Marie McCole
Debtors

Case No. 22-15550-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Apr 11, 2025

Form ID: pdf905

Total Noticed: 28

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 13, 2025:

Recip ID	Recipient Name and Address
db/jdb	Donald McCole, Marie McCole, 163 Cross Slope Ct, Unit K, Manalapan, NJ 07726-2446
sp	+ Blake Laurence, Davison, Eastman, Munoz & Paone, 100 Willow Brook Road, Ste 100, Freehold, NJ 07728-5920
r	+ Weichert Realtors, 626 US Highway 9, Freehold, NJ 07728-9868
519657438	+ CentraState Healthcare System, PO Box 6189, Freehold, NJ 07728-6189
519657441	+ Jersey Shore University Med Ctr, PO Box 48028, Newark, NJ 07101-4828

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Apr 11 2025 21:27:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Apr 11 2025 21:27:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519657435	Email/Text: creditcardbkcorrespondence@bofa.com	Apr 11 2025 21:25:00	Bank of America, Attn: Bankruptcy, 4909 Savarese Cir, Tampa, FL 33634-2413
519699219	Email/Text: creditcardbkcorrespondence@bofa.com	Apr 11 2025 21:25:00	Bank of America, N.A., P.O. Box 31785, Tampa FL 33631-3785
519694046	Email/Text: creditcardbkcorrespondence@bofa.com	Apr 11 2025 21:25:00	Bank of America, N.A., PO Box 673033, Dallas, TX 75267-3033
519657437	Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 11 2025 21:46:40	Capital One, PO Box 31293, Salt Lake City, UT 84131-0293
519684541	+ Email/PDF: ebn_ais@aisinfo.com	Apr 11 2025 21:36:02	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519684542	+ Email/PDF: ebn_ais@aisinfo.com	Apr 11 2025 21:24:40	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519695322	Email/Text: bnc-quantum@quantum3group.com	Apr 11 2025 21:27:00	Citibank, N.A., c/o Quantum3 Group LLC, PO Box 280, Kirkland, WA 98083-0280
519657439	Email/PDF: creditonebknotifications@resurgent.com	Apr 11 2025 21:24:30	Credit One Bank, Attn: Bankruptcy Department, PO Box 98873, Las Vegas, NV 89193-8873
519657443	Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 11 2025 21:35:47	Macys/fdsb, Attn: Bankruptcy, 9111 Duke Blvd, Mason, OH 45040-8999
519662090	Email/Text: mrdiscen@discover.com	Apr 11 2025 21:25:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
519657440	Email/Text: mrdiscen@discover.com	Apr 11 2025 21:25:00	Discover Financial, Attn: Bankruptcy, PO Box 3025, New Albany, OH 43054-3025
519657442	Email/PDF: AIS.cocard.ebn@aisinfo.com		

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		Apr 11 2025 21:24:03	Kohls/Capital One, Attn: Credit Administrator, PO Box 3043, Milwaukee, WI 53201-3043
519685777	Email/PDF: resurgentbknotifications@resurgent.com	Apr 11 2025 21:24:54	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519657444	Email/Text: Mercury@ebn.phinsolutions.com	Apr 11 2025 21:25:00	Mercury/Fbt, Attn: Bankruptcy, PO Box 84064, Columbus, GA 31908-4064
519683782	Email/Text: Bankruptcy.Notices@pnc.com	Apr 11 2025 21:25:00	PNC Bank NA, Bankruptcy Department, PO BOX 94982, Cleveland, OH 44101
519657436	Email/Text: Bankruptcy.Notices@pnc.com	Apr 11 2025 21:25:00	BBVA, Attn: Bankruptcy, PO Box 10566, Birmingham, AL 35296-0001
519702784	Email/Text: bnc-quantum@quantum3group.com	Apr 11 2025 21:27:00	Quantum3 Group LLC as agent for, Mercury Financial/First Bank & Trust, PO Box 788, Kirkland, WA 98083-0788
519657445	Email/PDF: ais.sync.ebn@aisinfo.com	Apr 11 2025 21:35:30	Synch/cctr, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
519658662	^ MEBN	Apr 11 2025 21:14:22	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519684444	+ Email/Text: bncmail@w-legal.com	Apr 11 2025 21:27:00	TD Bank USA, N.A., C O WEINSTEIN & RILEY, PS, 2001 WESTERN AVENUE, STE 400, SEATTLE, WA 98121-3132
519657446	Email/Text: bncmail@w-legal.com	Apr 11 2025 21:27:00	Target Nb, C/O Financial & Retail Services Mailstop, PO Box 9475, Minneapolis, MN 55440-9475

TOTAL: 23

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 13, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 11, 2025 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor BANK OF AMERICA N.A. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Douglas J. McDonough	on behalf of Creditor BANK OF AMERICA N.A. dmcdonough@flwlaw.com, NJbkycf@flwlaw.com

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Marc C Capone

on behalf of Debtor Donald McCole ecf@gillmancapone.com
GillmanBrutonCaponeLLC@jubileebk.net,e4eaf5f23@maildrop.clio.com;mcapone@ecf.courtdrive.com;jgillman@ecf.courtdrive.com

Marc C Capone

on behalf of Joint Debtor Marie McCole ecf@gillmancapone.com
GillmanBrutonCaponeLLC@jubileebk.net,e4eaf5f23@maildrop.clio.com;mcapone@ecf.courtdrive.com;jgillman@ecf.courtdrive.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6